

Architectural Heritage Impact Assessment

Proposed Offices for Carlow County Council

Court Place

Carlow

28.03.2023



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1. Site and Building Analysis



Site Location

Fig. 1.1 Site Location



Site Location

Carlow Court House

Court Place

Fig. 1.2 Site Location

Sweet Baking Mama
Quick and



Fig. 1.3 Site Location OS Map



Fig. 1.4



Fig. 1.5



Fig. 1.6



Fig. 1.7 - showing landmark building Carlow Courthouse.

Fig. 1.4 thru 1.7 Photographs showing existing Court Place Office building in context

Images extracted from Google Maps



Fig. 1.8 Front Elevation



Fig. 1.9 View looking East



Fig. 1.10 View looking North with Carlow Courthouse in background



Fig 1.11 View looking West

Photographs Existing Office Building at Court Place

Historic Context

Extract from CARLOW TOWN 2040 - REGENERATION STRATEGY

The Development of Carlow Town

The Carlow Town area has a rich and varied history dating back many millennia, the Browneshill Dolmen to the east of the Town being a prominent megalithic tomb dating to c.3,500 B.C. Following the Anglo-Norman invasion of Ireland, Carlow Castle was built in the early 13th Century by William Marshal, Earl of Pembroke and Lord of Leinster. The Castle was constructed to defend a crossing point of the River Barrow and is likely the basis for the development of Carlow Town in its current location.

Carlow once served as the administrative capital of the Lordship of Ireland under King Edward III from 1361 – 1374. Carlow Castle itself had survived largely intact from the 13th Century until 1814 when unsympathetic efforts were made to redevelop it. Parts of the bridge over the River Barrow are also of historical significance, dating back to the 16th Century. The current layout of the Town dates back to this time when it functioned as a market town serving a substantial rural hinterland. It continued to fulfill this role for over two centuries.

The 19th Century in Carlow brought advancements in architecture and infrastructure with the development of Carlow Courthouse, Duckett's Grove and Carlow Cathedral, one of the first Catholic Cathedrals in Ireland. These stand today as testament to the architectural heritage and development of the Town.

Building Heritage

It is difficult to determine the exact age of the subject building however the 1838 Ordnance Survey map shows evidence on a building on the subject site.

The building is a typical example of the rural market town vernacular which would have had commercial activity on the ground floor and, in the past, accommodation for the shop owners on the upper stories. The shopfront is of a traditional design with attractive terrazzo/tiling at the entrance doors. The shopfront design is typical in that it incorporates classical architecture with cornice, fascia, pilasters and stall riser.

The building also employs raised plaster quoin details at the

corners and window surrounds which are to be retained.

Strategic Site

The proposed works are mainly interior alterations within an existing office building at Court Place Carlow. The building bounds an important junction in Carlow town overlooked by the Carlow Courthouse. (Record of Protected Structures CT37 10000655 Carlow Courthouse, Court Place)

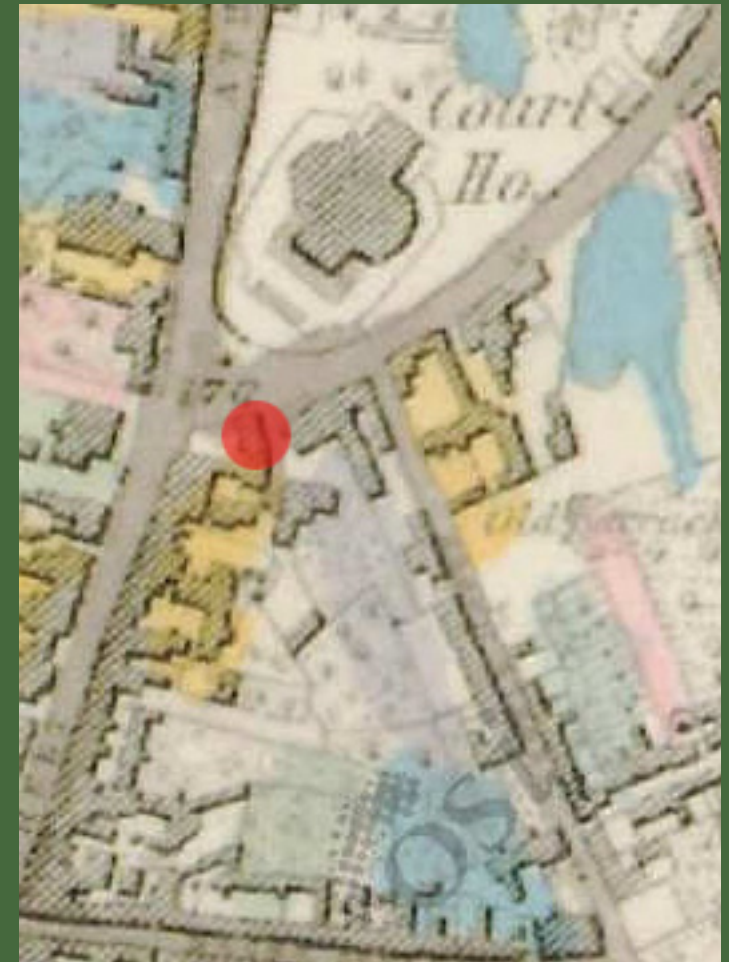


Fig. 1.12
Extract from the first edition Ordnance Survey 6-inch map, surveyed 1838

2. Architectural Heritage

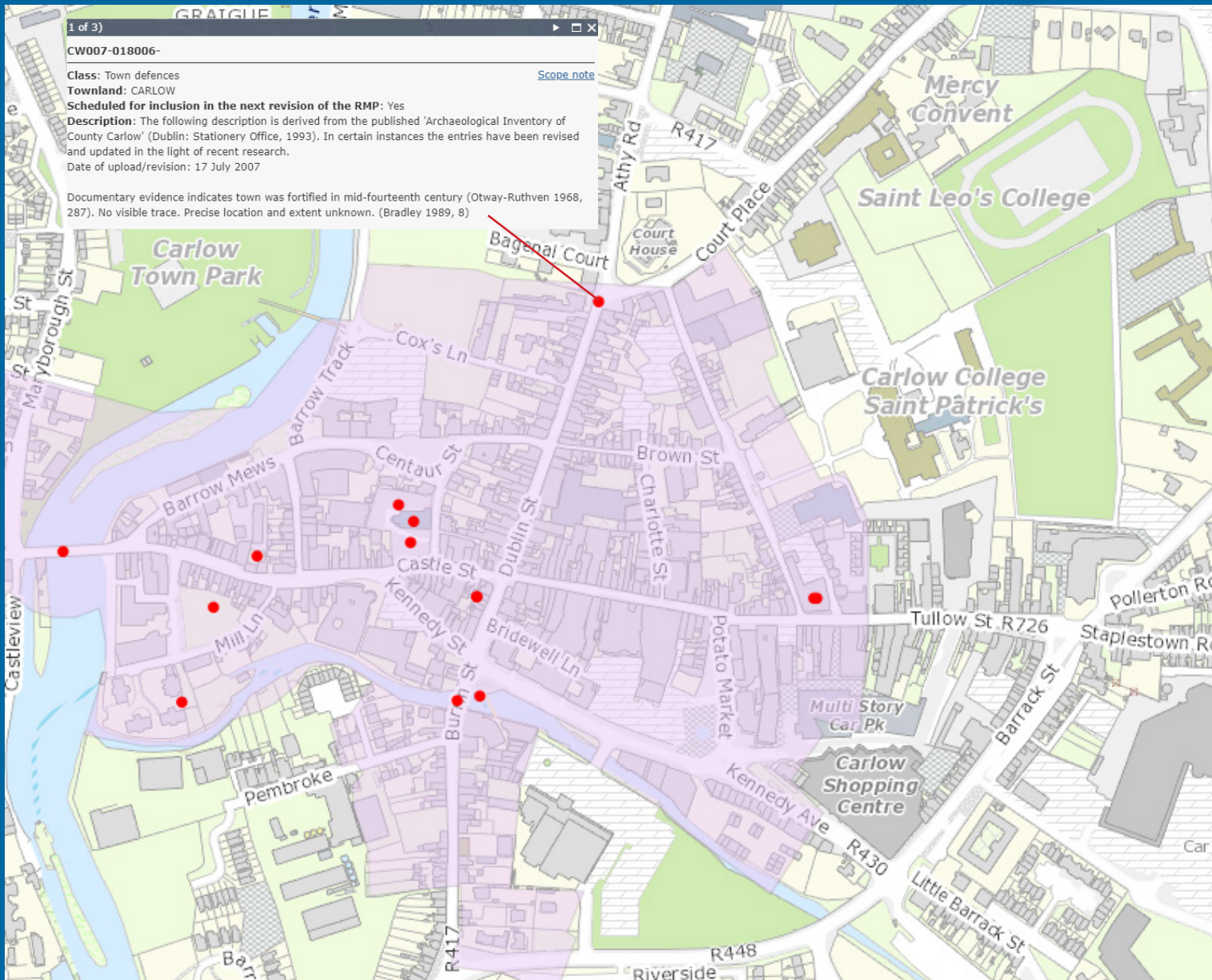


Fig. 2.1

Extract from Historic Environment Viewer - National Inventory of Architectural Heritage.
 Sites listed in the Record of Monuments and Places shown with red dot.

National Inventory of Architectural Heritage.

Area shaded Magenta =
 "zone of notification" the area around each monument that is intended to be used for the purposes of notification under Section 12 of the National Monuments Acts 1930 to 2004

There are some suggestions that gates (Dublin Gates) to the walled town were located at the Dublin Street junction with Athly Road and Court Place.

CW007-018006-
 Documentary evidence indicates town was fortified in mid-fourteenth century (Otway-Ruthven 1968, 287). No visible trace. Precise location and extent unknown. (Bradley 1989, 8)

Adjacent Protected Structures

CT37 10000655
 Carlow Courthouse, Court Place

CT38 10000614
 Bank Of Ireland
 Court Place

CT40 10000661
 The Irishmans
 Court Place

CT41 10000657
 Office
 Court Place

Architectural Conservation Area

The Court Place site is located within the Dublin Street Architectural Conservation Area as identified in the Carlow County Development Plan 2022, Carlow Town Objective Plan (Fig. 3.2). See Section 3 for analysis.

3. Development Plan

Carlow Town Land Use Zoning Map - Carlow County Development Plan 2022-2028

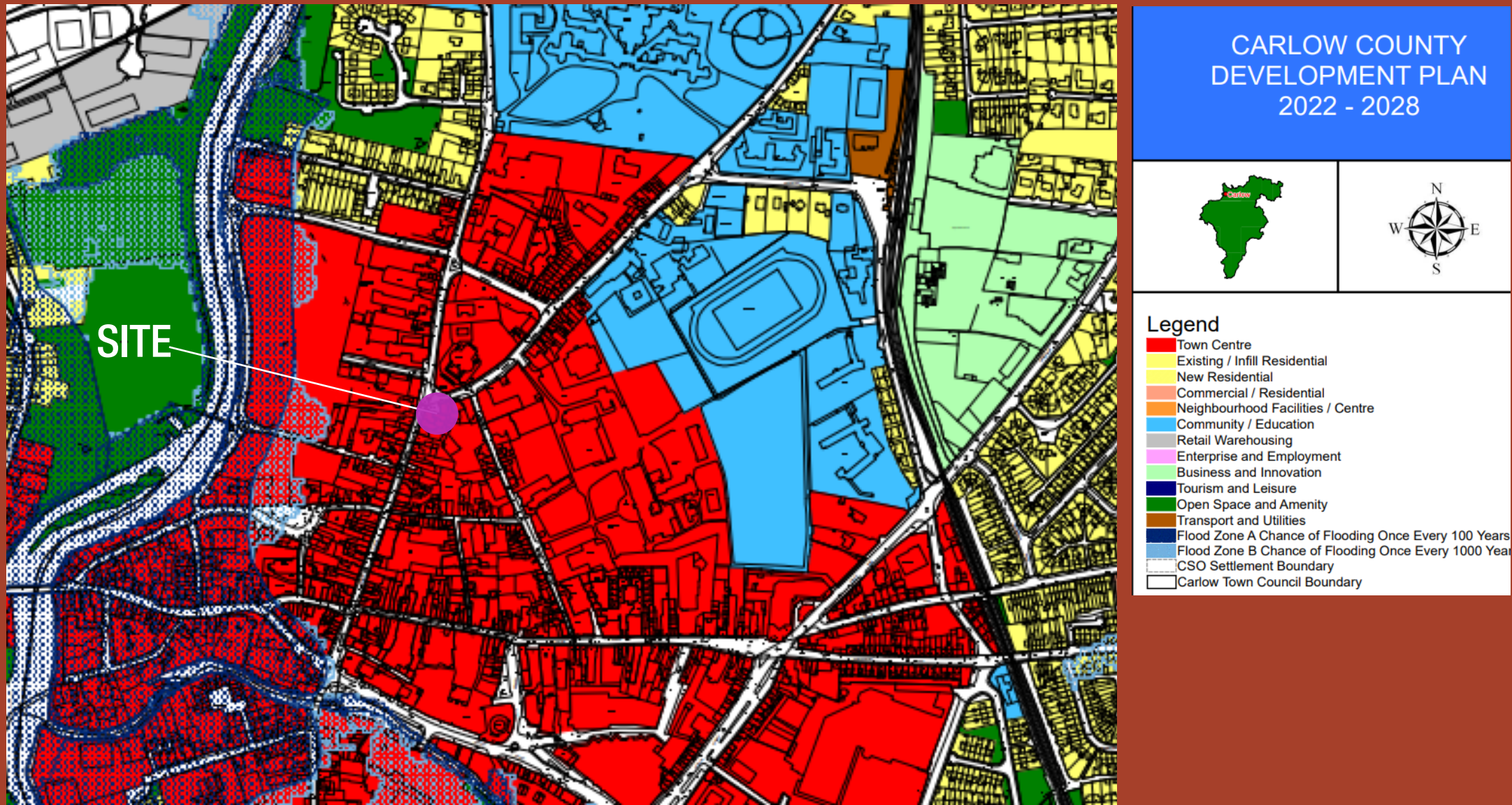


Fig. 3.1

The subject building is within the 'Town Centre' Zoning in the Carlow County Development Plan 2022- 2028 -Carlow Town Land Use Zoning Map. The objective is which to protect the vitality and vibrancy of the town centre and provide for town centre activities. The current building use is 'Office' and the proposed use is to remain 'Office'.

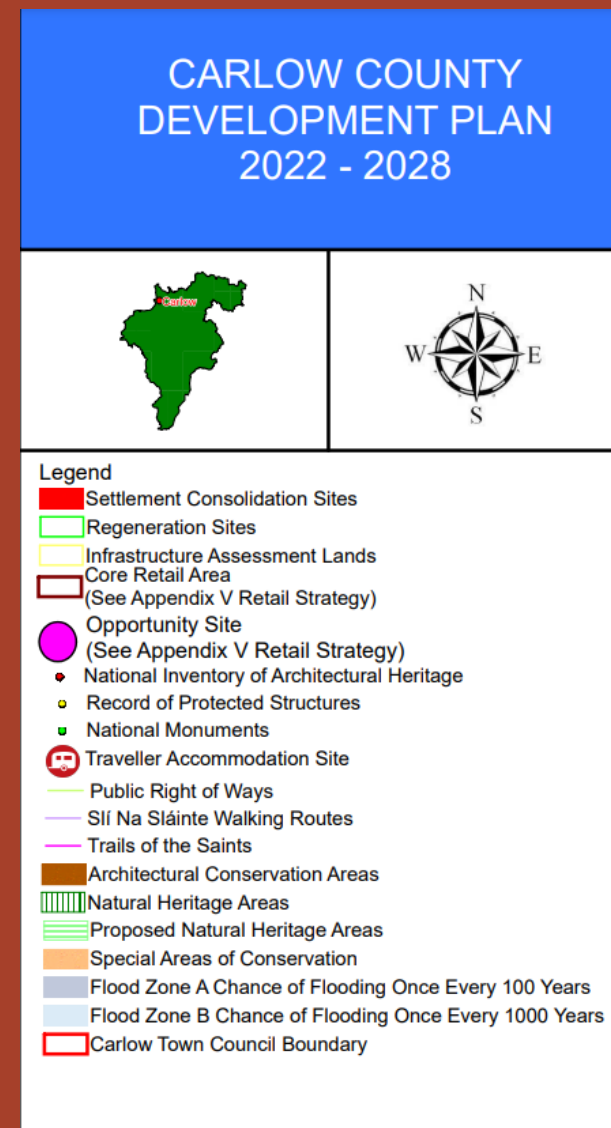
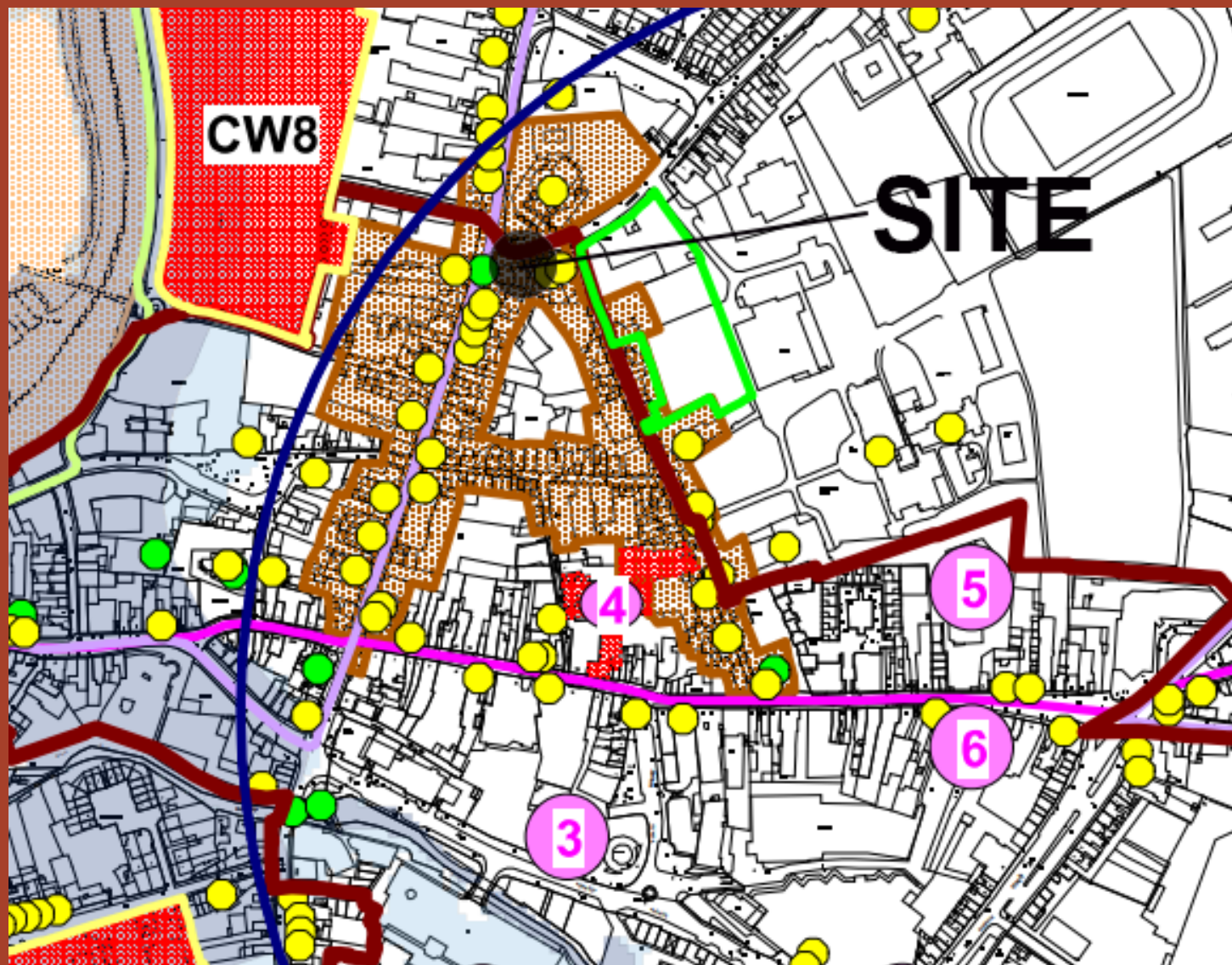


Fig. 3.2

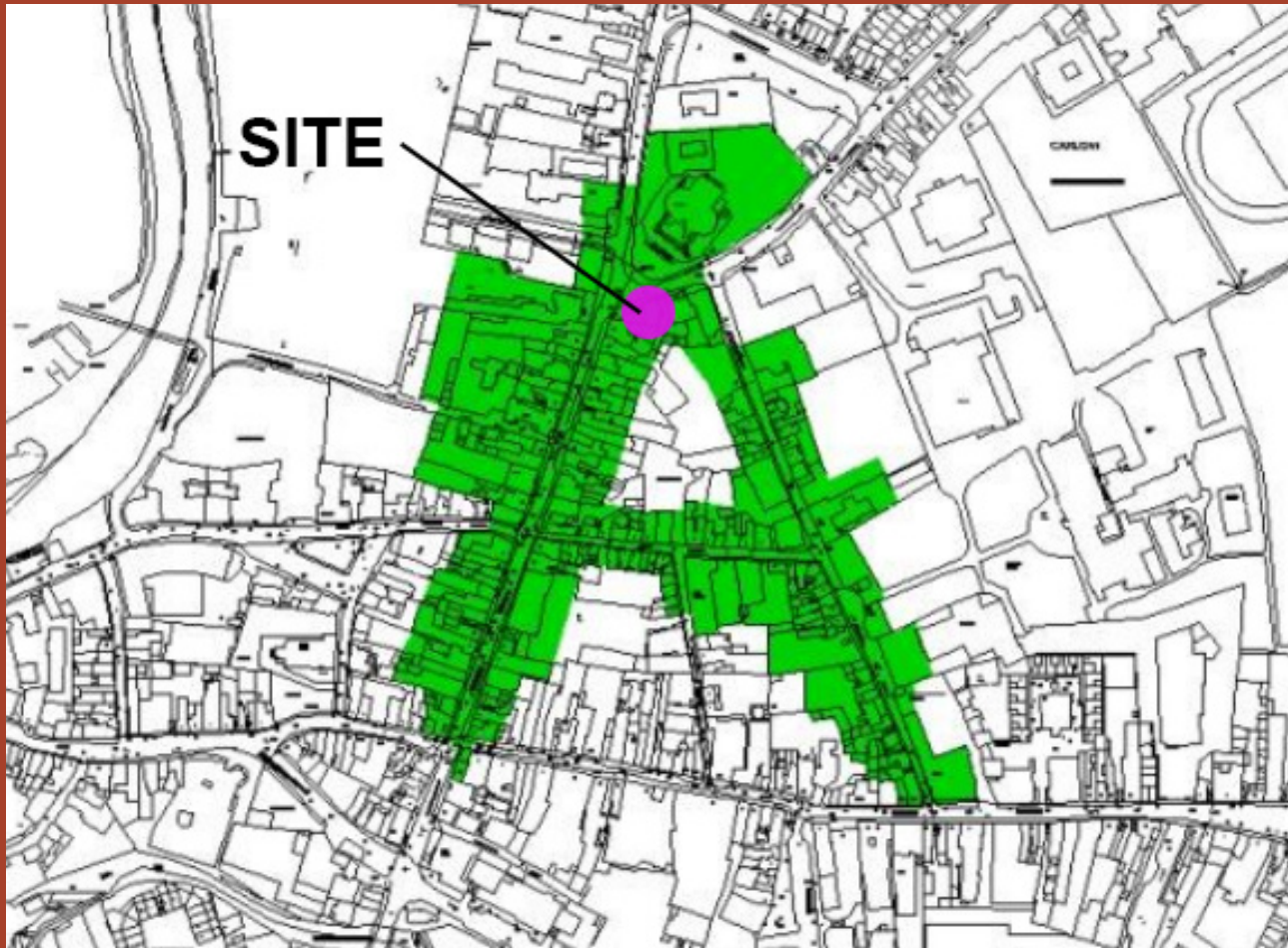


Fig. 3.3

The Court Place site is located within the Dublin Street Architectural Conservation Area as identified in the Carlow County Development Plan 2022, Carlow Town Objective Plan (Fig. 3.2) and the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012 -2018 (Fig. 3.3).

Court Place is identified as a strategic site in 'A Vision for Regeneration - Project Carlow 2040' and is also identified in the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 as an opportunity site. (Opportunity Site 3)

Dublin Street ACA

JSP Description and Objectives Pertaining to Dublin Street ACA

Description

Dublin Street is one of the most important streets in the town. It contains many 18th and 19th century buildings of considerable merit, a high proportion of which are listed for protection. The charm of this street lies in the harmonious relationships between a diverse and disparate collection of buildings. Overhead ESB wires, unsympathetic shopfronts and the poor maintenance of many of the buildings detract from the appearance of the street.

Objective

The following are the Council's objectives for this area.

- To seek the co-operation of the ESB in reducing the visual intrusiveness of overhead wiring.
- To improve street furniture and rationalise traffic and other signage to reduce visual clutter.
- To encourage the painting and general maintenance of buildings on the street.
- Proposed new development inserted or added to the existing streetscape should respect existing building lines and building heights.
- Materials and finishes should reflect existing patterns. Painted render and natural slates are the preferred materials in this area.
- The prevailing relationship of wall openings (windows, doors or other openings) to solid wall must be respected. Windows must have a vertical emphasis. Square windows are acceptable only on the uppermost storey. The use of curtain walling is unacceptable.
- Particular care must be taken with the design of shopfronts. Shopfronts must be harmonious with those of neighbouring buildings. The height and scale of fascia boards should not diverge significantly from those of neighbouring buildings.
- To encourage the use of upper floors for office or residential use.
- To seek the co-operation of building owners for the fixing of public street lamps to the buildings along the street, replacing existing street lamps.



Fig. 3.4 -Project Carlow 2040 - A Vision for Regeneration

Project Carlow 2040 is a Regeneration Strategy for Carlow Town. This Regeneration Strategy contains transformational and aspiring ideas for the economic, social and environmental benefit of Carlow

Court Place is situated on the proposed new civic spine which would connect the Barrow Track site with the The Visual at St. Patricks College. This connection is identified as an important consideration and opportunity which could allow for a major east-west connection across the Carlow town and would provide greater accessibility to the River Barrow.



Fig. 3.5 Existing terrazzo/tile shopfront entrance detail will be retained



Fig. 3.6 Proposed Front Elevation

Proposed Works and Development Plan

The proposed building 'Office' use is a permitted use as defined in the Table 16.9: Land Use Zoning Categories, Objectives and Land Use Acceptability in the Carlow County Development Plan 2022-2028.

The proposed external works do not include for any structural alterations to the street facing openings. In line with the objectives of the Dublin Street ACA the existing openings will be maintained with new replacement windows which will maintain the 'Sash' style.

Also in line with the objectives of the Dublin Street ACA, the existing finish material, slate and painted render with timber shopfront are to be retained and refurbished. The proposed first floor office use is also aligned with the use objectives of the Architectural Conservation Area.

A simple colour scheme is proposed with one colour for the building and complimentary colour for the shopfront.

4. Impact Assessment

Impact Assessment

Site Excavations

It is not anticipated that the proposed works will involve any site excavations. Proposed works are mainly internal remodeling. There will be some demolition of internal walls but none of this work will have any impact on adjacent buildings.

Impact on Protected Structures

The proposed works are minor in nature and will not impact on the protected structures in the vicinity.

Impact on adjacent Streetscapes

Proposed exterior works are limited to shopfront repair and improvement, replacement windows and external decoration. It is envisaged that the exterior works will have a positive impact on the streetscape.

Visual impact on Vistas / Landmark Buildings

The subject building is part of the street forming the important Courthouse vistas show in in Figures 1.4 to 1.7. The Courthouse is also defined as a landmark building in the Development Plan. The proposed works will not impact on the Courthouse vista or Landmark building status and the proposed building exterior works will improve the streetscape.

Impact on Dublin Street Architectural Conservation Area

The proposed alterations are in line with the objectives pertaining to Dublin Street ACA outlined in the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012 -2018

Impact on Regeneration Project Carlow 2040

The internal alterations and remodel of the subject building together with the exterior decoration works will ensure that the building becomes an active and positive element of the proposed Civic Spine.

Summary Assessment of Proposal

The proposed works will not impact negatively on the Architectural Heritage of the surrounding streets and built environment nor will they have any adverse impact on adjacent protected structures or Architectural Conservation Area.

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